

082.0

0002

0070.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

832,600 / 832,600

USE VALUE:

832,600 / 832,600

ASSESSED:

832,600 / 832,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MELANIE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SAMPSON JOSHUA A	
Owner 2: LIU MARY	
Owner 3:	

Street 1: 12 MELANIE LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HUMPHREY STEVEN J & MARY M -

Owner 2: -

Street 1: 12 MELANIE LANE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,515 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2192 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7515		Sq. Ft.	Site		0	70.	0.86	6									451,814						451,800	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7515.000	380,800		451,800	832,600			144481
							GIS Ref		
							GIS Ref		
							Insp Date		
							04/30/09		

PREVIOUS ASSESSMENT								Parcel ID	082.0-0002-0070.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	380,800	0	7,515.	451,800	832,600	832,600	Year End Roll	12/18/2019
2019	101	FV	295,400	0	7,515.	445,400	740,800	740,800	Year End Roll	1/3/2019
2018	101	FV	295,400	0	7,515.	342,100	637,500	637,500	Year End Roll	12/20/2017
2017	101	FV	295,400	0	7,515.	322,700	618,100	618,100	Year End Roll	1/3/2017
2016	101	FV	295,400	0	7,515.	296,900	592,300	592,300	Year End	1/4/2016
2015	101	FV	290,000	0	7,515.	277,500	567,500	567,500	Year End Roll	12/11/2014
2014	101	FV	290,000	0	7,515.	255,600	545,600	545,600	Year End Roll	12/16/2013
2013	101	FV	290,000	0	7,515.	255,600	545,600	545,600		12/13/2012

SALES INFORMATION										TAX DISTRICT			PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes										
HUMPHREY STEVEN	72803-424	1	6/21/2019		819,000	No	No												
	15774-24		9/1/1984		142,900	No	No	N											

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
5/1/1995	222		5,000					SCREEN WDK	8/20/2019	SQ Returned	JO	Jenny O							
									4/30/2009	Inspected	189	PATRIOT							
									3/26/2009	Measured	197	PATRIOT							
									1/13/2000	Mailer Sent									
									1/13/2000	Measured	243	PATRIOT							
									11/1/1984		PM	Peter M							

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

